





- Detached Bungalow
- Detached Garage
- Front and Rear Gardens
- Separate WC
- Sought After Location
- Three Bedrooms
- Off Street Parking
- Conservatory
- No Onward Chain
- **MUST BE VIEWED**





**** Video Tour on our YouTube Channel |<https://youtu.be/qdKDA-QAkTA> ****

Jan Forster Estates are delighted to welcome to the market this spacious three bedroom detached bungalow within Burdon Park, a sought after location within Sunnyside. Located close to a wealth of local amenities with great transport links. Offered for sale with the benefit of no onward chain, this is certainly an opportunity not to be missed to purchase a great home.

The property briefly comprises; entrance hall, WC, kitchen with fitted wall and floor units, bedroom which can also be used as a dining room, a good sized lounge with bay window, three piece bathroom WC with shower over the bath, and a further two bedrooms, both with built-in storage. There is also a lovely conservatory to the rear looking out to the garden. Externally, there is a small lawned garden to the front with driveway to the side, providing off street parking for multiple vehicles, leading to the detached single garage. To the rear, there is a wall stocked South-Easterly facing garden with patio area. An ideal space to enjoy an early morning coffee and breakfast during those summer months.

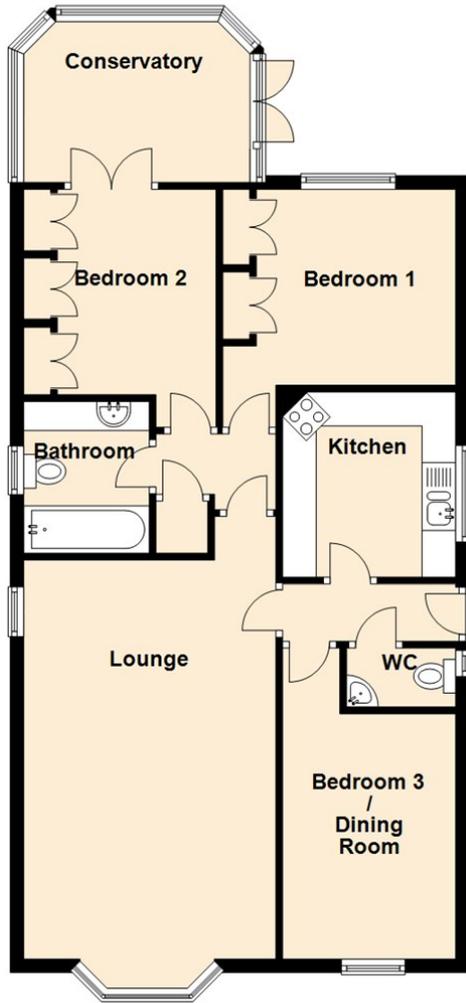
This property really must be seen to appreciate the accommodation on offer and we expect a high level of interest. For more information and to book your viewing, please contact our sales team on 0191 487 0800.

Tenure

The agent understands the property to be leasehold, however, the current vendor is in the process of purchasing the freehold. This should be confirmed with a licenced legal representative.

Council Tax band *D*

Ground Floor



Lounge 12'4" x 20'5" (3.76 x 6.24)

Kitchen 8'2" x 9'10" (2.51 x 3.00)

Conservatory 7'9" x 11'0" (2.37 x 3.37)

Bedroom One 11'5" x 11'4" (3.50 x 3.46)

Bedroom Two 11'6" x 9'3" (3.53 x 2.84)

Bedroom Three/Dining Room 14'2" x 8'3" (4.33 x 2.53)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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